

018.0

0006

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,140,600 / 1,140,600

1,140,600 / 1,140,600

ASSESSED: 1,140,600 / 1,140,600

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
57		PRINCETON RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1:	MCKILLOP ANN DOREEN
Owner 2:	MCKILLOP ALEXANDER
Owner 3:	

Street 1: 57 PRINCETON RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: HODGE JEFFREY F -

Owner 2: -

Street 1: 57 PRINCETON ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 6,654 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Vinyl Exterior and 2454 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 9 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

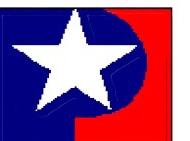
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6654		Sq. Ft.	Site		0	85.	0.93	2									526,677						526,700	

**IN PROCESS APPRAISAL SUMMARY**

Legal Description							User Acct
							13103
							GIS Ref
							GIS Ref
							Insp Date
							11/17/17


**PATRIOT**  
**Properties Inc.**
**USER DEFINED**

Prior Id # 1:	13103
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	17:08:18
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

!1558!

**PRINT**

Date Time

12/10/20 17:08:18

**LAST REV**

Date Time

11/05/19 13:10:44

apro

1558

526,677

526,700

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HODGE JEFFREY F	1532-144	1	8/24/2018		1,350,000	No	No		
JUMP BARBARA,	1475-73		7/22/2015		985,000	No	No		
ATKINS ANDREW B	1242-180		9/24/2001		425,000	No	No		
	1070-173		6/1/1990		240,000	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
1/18/2019	71	Solar Pa	13,640	C					4/16/2019	SQ Returned	JO	Jenny O
7/5/2016	928	Heat App	4,000		7/5/2016			Install 3 new supp	11/17/2017	Meas/Inspect	BS	Barbara S
9/15/2004	1020	Addition	130,000	C		G6	GR FY06	sfl add not finish	4/28/2016	Sales Review	PT	Paul T
									5/7/2009	Measured	372	PATRIOT
									5/4/2006	Inspected	BR	B Rossignol
									4/27/2006	OWNR INFO	BR	B Rossignol
									4/7/2005	Fieldrev-Chg	BR	B Rossignol
									4/6/2005	Permit Visit	BR	B Rossignol
									12/14/2001	MLS	MM	Mary M

**ACTIVITY INFORMATION**

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 6 - Colonial				Full Bath: 1	Rating: Very Good			OF=WHIRL POOL TUB.											
Sty Ht: 2 - 2 Story				A Bath: 1	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good														
Foundation: 1 - Concrete				A 3QBth: 1	Rating: Very Good														
Frame: 1 - Wood				1/2 Bath: 1	Rating:														
Prime Wall: 4 - Vinyl				A HBth: 1	Rating:														
Sec Wall: 8 - Brick Veneer	10 %			OthrFix: 1	Rating: Good														
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units: 1											
Color: WHITE				A Kits: 1	Rating:														
View / Desir: k - Kelwyn Manor				Fpl: 1	Rating: Good														
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:														
Grade: B- - Good (-)				<b>CONDOS INFORMATION</b>															
Year Blt: 1940	Eff Yr Blt:			Location: 1															
Alt LUC:	Alt %:			Total Units: 1															
Jurisdct: G17	Fact: .			Floor: 1															
Const Mod:				% Own: 1															
Lump Sum Adj:				Name: 1															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %	Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wall: 1 - Drywall				Functional: 1		Interior:		1	9	4									
Sec Int Wall:	%			Economic: 1		Additions: 2004													
Partition: T - Typical				Special: 1		Kitchen: 1													
Prim Floors: 3 - Hardwood				Override: 1		Baths: 1													
Sec Floors: 1	%			Total: 4.6 %		Plumbing: 1													
Bsmnt Flr: 12 - Concrete						Electric: 1													
Subfloor: 1						Heating: 1													
Bsmnt Gar: 1						General: 1													
Electric: 3 - Typical						Totals: 1	9	4											
Insulation: 3 - Typical																			
Int vs Ext: S																			
Heat Fuel: 2 - Gas																			
Heat Type: 1 - Forced H/Air																			
# Heat Sys: 1																			
% Heated: 100																			
Solar HW: NO				% AC: 100															
% Com Wall				Central Vac: NO															
				% Sprinkled: 1															
<b>MOBILE HOME</b>				Make: 1	Model: 1	Serial #: 1	Year: 1	Color: 1											
<b>SPEC FEATURES/YARD ITEMS</b>								<b>PARCEL ID</b> 018.0-0006-0012.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	1	10X12	A	AV	2004	0.00	T	12	101							
More: N				Total Yard Items:				Total Special Features:				Total:							